

APPENDIX B

PLANNING AND PROGRAM GUIDE
FOR
THE GOVERNOR'S PERMANENT RESIDENCE
STATE OF CALIFORNIA
PRIVATE RESIDENCE AND PUBLIC SPACE

GOVERNOR'S PERMANENT RESIDENCE
COMMISSION

SACRAMENTO, CALIFORNIA

JUNE 30, 2000

INTRODUCTION

This Planning and Program Guide is a product of systematic research¹ and discovery based on an assessment of requirements and needs for a Governor's Permanent Residence. Information was obtained in the following manner:

- Interviews with California's First Ladies
- Surveys of selected states regarding their existing governors' residences
- Meetings with the California Highway Patrol
- Study of the history of California's former Governors' residences
- Governor's Permanent Residence Commission (Commission) Preliminary Report, January 1, 2000
- Information from the Commission

PURPOSE

The purpose of the Planning and Program Guide is to provide an encompassing image of the Governor's Permanent Residence project. This management tool sets forth specifications regarding the anticipated use, users, planning, design, and construction considerations for the Residence. It will also provide facility requirements, adjacencies, and site development considerations. These criteria will be used by the architect selected to design the project. In addition to the general facility requirements, this document also reflects the contextual setting by describing the relationship of the official Governor's Residence and the Sacramento community. It is expected this document will continue to be a working document that will be revised as needs and other criteria are refined.

This Planning and Program Guide addresses the development of a permanent Residence that will accommodate private residence space, as well as public space.

¹Based on *Knowledge Base System* © from *The Executive Architect* published by John Wiley and Sons, 1996.

1.0 QUALITY OF LIFE CHALLENGE

1.1 PROJECT CONCEPT

In 1999, the Governor's Permanent Residence Commission was created by the Legislature with the passage of Senate Bill 1091 (Ortiz, Chapter 732, Statutes of 1999). This Commission reflects a bipartisan effort to provide the Legislature with recommendations for the construction of a suitable and permanent Residence for future Governors and First Families of the State of California.

The Governor's Permanent Residence, as contemplated by the Commission, should reflect the following concepts:

- A Residence that will provide an environment for the day-to-day living requirements and security of the State's Governor and First Family.
- A Residence that is seen as a symbol of the vigorous, dynamic, and challenging society of California.
- A Residence that will reflect the historic and cultural heritage of California, as well as showcase present and future aspirations of our Californian society.
- A Residence that will provide an environment for the entertainment of State, national, and world leaders in government and business, as well as the many other constituencies that comprise and activate the political process, economy, and quality of life in the State.
- A Residence that will serve as a monument to the natural beauty of the State and to the unity and continuity of our society.
- A Residence that will endure the architectural test of time and be worthy of the stature and prominence of the great State of California.

1.2 QUALITY OF LIFE OBJECTIVES

Of particular concern to this project will be maintaining a separation between the needs of the First Family and the necessary public access to the building. The privacy of the family must be honored if the Residence is to provide a retreat for the Governor from his/her workplace as well as an environment from which day-to-day living is fostered and enhanced for all family members. Due to the urbane nature of the City of Sacramento, care must be given to the siting of both outdoor and indoor spaces to address noise pollution, privacy, and security.

1.3 DESIGN ARCHIVES

The Capitol Area Plan provides a set of Urban Design Guidelines that are intended to promote the Capitol Area's identity, vitality, sense of place, as well as to foster an environment that is conducive to living, working, and tourism. The following guidelines provide a basis for detailed design concepts, some of which will apply to the design of the Governor's Residence.

- Maintain the State Capitol Building as the focus of the Capitol Area.
- Ensure that all development complies with the stipulations of the Capitol View Protection Act.
- Promote mixed-use development.
- Maintain building intensities that are appropriate to the role of the Capitol Area and its setting.
- Promote harmony between the old and the new.
- Promote development that is pedestrian-friendly and neighborhood oriented.
- Facilitate building identification and visitor orientation through a comprehensive signage program.
- Promote streetscapes that further the Capitol Area's identity, and promote pedestrian comfort and safety.

1.4 PLANNING ARCHIVES

The Capitol Area Plan is the official master plan for development on state-owned land in the Capitol Area. The Capitol Area is defined in Government Code Section 8160.1(d), as "that area of the City of Sacramento which is bounded on the north by "L" Street, on the south by "R" Street, excepting that portion lying between 11th and 12th Streets which southern boundary shall be the alley lying between "R" and "S" Streets on the west by Fifth Street, and on the east by 17th Street, and

referring specifically to those blocks within those boundaries containing state-owned properties.” The Capitol Area Plan provides general direction regarding state offices, housing, transportation, parking, and related aspects to foster the creation of a vibrant and mixed urban community.

The Capitol View Protection Act (Government Code Section 8162.5) was enacted to maintain the visual prominence of the State Capitol by setting height limits on building sites in close proximity. It also requires building setbacks and stepbacks along streets adjacent to Capitol Park and approaching the State Capitol, as well as consideration of the impacts of large buildings on smaller scale historic buildings (specifically the Stanford Mansion and Hielbron House) in the Capitol Area.

1.5 CONSTRUCTION AND ENGINEERING ARCHIVES

Water Table

The ground water level in the general downtown (south of "L" Street) area is relatively high. Ground water levels of 10 to 12 feet below grade are not uncommon. This, in general terms, limits practical development of below grade spaces to one level, usually parking. Waterproofing measures run the full gamut. Generally full waterproofing with some form of subterranean relief system has proven most practical. As a rule, below grade spaces have been used for parking and service areas. These spaces require less headroom thereby minimizing the excavated depth and are less sensitive to possible water intrusion or dampness.

Abandoning an Alley

The mid-block alleys are city-owned right of ways. Generally 20 feet in width, the alleys historically contain the utility distribution systems for gas, water, telephone, electrical (usually overhead), sewer (combined storm and sanitary in the downtown), cable television, and emergency communication signal (fire and police call box signals).

For past developments on state-owned land, the city has been cooperative in abandoning these alleys to the State. The most significant consequence of this action has been the requirement to relocate the utilities, which can be costly, dependent on the extent and scope of the relocation. It may be necessary to reroute a sewer for several city blocks, or to loop waterlines to maintain pressures.

Tree Removal

Tree removal from the city street right-of-way is usually addressed as part of the California Environmental Quality Act (CEQA) process. It is a sensitive issue but is manageable with early discussions with the City's Arborist. Many of the street trees in this area are quite old and therefore very large. Many are near the end of their lives and would not survive construction trauma. Mitigations such as replacement with specimen-sized trees or relocation to other locations have been acceptable in the past. Streets adjacent to Capitol Park also involve the State's Arborist, in the Real Estate Services Division of the Department of General Services. In the development of the Governor's Permanent Residence, security issues may override other considerations pertaining to tree removal.

2.0 RESIDENCE CHARACTERISTICS

2.1 RESIDENCE USER CATEGORIES

The Governor's Permanent Residence will contain two general categories of space, public space and private residence space. Residents, guests, and staff may include the following:

Public Space

- Tourists
- Children on field trips
- Official guests of the Governor or Legislature (Standing receptions, formal dinners, etc.)
- Residence staff
- Maintenance staff
- Security detail
- Special event staff (caterers, florists, etc.)

Private Residence

- Governor and First Family
- Extended family members
- Caregiver (child or elder care)
- Personal friends
- Advisors, consultants, out-of-town staff
- Staff (on-site meetings in Residence library)
- Foreign dignitaries
- National elected officials and business leaders
- State officials
- Maintenance and housekeeping staff
- Media personnel
- Security detail

2.2 RESIDENCE ORGANIZATIONAL STRUCTURE

Governor and First Family – primary users and decision-makers regarding use of the Residence.

Residence Foundation – makes decisions regarding overall management of the Residence, including major maintenance and alteration decisions.

Residence Manager – directs management of private and public space.

Residence Staff and Governor's Office Staff – makes and coordinates arrangements for events and other duties as required.

Museum Director/Staff – oversees management of museum space in public area.

Maintenance staff – ensures upkeep and oversees alterations of the physical structures.

Governor's Protective Detail/California Highway Patrol – directs security aspects.

Janitorial/Landscape Staff – provides facility support services to the Residence, First Family, and guests.

2.3 FACILITY ACTIVITY DESCRIPTIONS

Private Residence

Foyer -- The foyer will be used as the main entrance for the family, guests, and visitors to the Residence. This space will be for the arrival and departure of guests with coat removal and access to powder room. Formal greeting of guests may take place in a reception line.

Home Offices -- Two home offices will be available for the Governor and spouse with space for clerical assistants.

Guest Suites -- Two guest suites will provide overnight accommodations for the guests of the Governor, foreign dignitaries, and other officials. The accommodations include a living room to conduct business, read, or for general relaxation; a bedroom for sleeping; and a bathroom and dressing area.

Master Suite -- The master suite will serve as a private retreat for the Governor and spouse. The usual activities of sleeping, bathing, and dressing will occur. Reading, conversation, and relaxation will also take place.

Bedrooms -- Activities such as sleeping and dressing will occur. Depending upon the ages of family members, playing, reading, studying, and media viewing such as television, video, and/or computer usage may also take place.

Living Room -- Entertainment of large groups with possible food and beverage service may take place in this space. The space will also include conversation and relaxation areas for guests as well as for members of the family.

Family Room -- The family room will provide space for the informal gathering of family members with such activities as conversation, viewing of television and/or video, playing of games, reading, and relaxation. Some food or beverages may be served in this area.

Exercise Room -- The exercise room will be used for workouts and family fitness.

Library/Study -- Reading, relaxing, intimate meeting area, studying, and informal business and personal writing and/or correspondence will take place in this space. Private meetings that occasionally occur at the Residence will take place in this space. The Governor's occasional night work or study will take place here.

Informal Dining (Family) -- Serving, eating, and conversation with access to outdoor spaces for casual meal preparation in warm weather are activities that will take place in this area. This room should seat up to eight people.

Formal Dining -- Serving, eating, and conversation for business and social interaction for groups of up to 22 will take place in this space.

Kitchen -- Cleaning and storage preparation of food items, storage for refrigerated items and those items not requiring refrigeration, meal preparation, and cooking for both family and guests will take place in this space. Menu planning, recipe storage, and wine storing will also occur.

Storage Areas -- These areas will be provided for household supplies, bulk items, and certain secured items.

Laundry -- The First Family and residence staff will use this area. Linen service for major events in the Residence will be done offsite.

Communications/Electrical & Mechanical -- Periodic maintenance and inspection of mechanical equipment, heating, ventilation, air conditioning (HVAC), electrical, telephone, cable, and communication systems will occur, so service access needs to be provided.

Security -- Providing a safe and secure residence for the Governor and First Family is a primary consideration for site selection and Residence design. State of the art security systems for the Residence and surrounding grounds, along with appropriate facilities for the Governor's Protective Detail staff will be provided.

Public Areas

Entry/Lobby -- Main entrance will be for the tours, guests, and visitors to the museum, dining facility, and reception area. This space will be for the arrival and departure of guests with coat removal and access to restrooms. Formal greeting may take place in a reception line.

Standing Reception -- This area will serve as a focal point of the complex and be used for receptions, pre-dinner activities, welcoming, and introductory speeches. This space should accommodate 300 guests for social gatherings and formal events, which may on occasion have music. Hors d'oeuvres and refreshments will be accommodated.

Lounge -- Will be used with soft furniture for after dinner conversation and small receptions.

Sit-down Dining Area -- Major dining events for visiting dignitaries, Legislature, and other government functions will be held in this space, as well as smaller functions that cannot be accommodated in the formal dining area in the private residence space. This space will accommodate 100 guests for dinner, entertainment, and speeches. Occasionally the events will use the reception space for functions requiring seating for 200 people.

Commercial Kitchen -- Food preparation activities for as many as 200 dinners will take place in this area. Receiving, storing, planning, preparation, utility, serving, and clean-up will be accommodated. Catered events will serve from this space.

Wine Storage -- Cataloging and/or preparing wine inventory as well as wine storage will be activities performed in this area.

Public Museum Area -- Historical aspects about past governors, lifestyles, families, activities, and residences will be displayed. This area will be open to the public on a regular basis and will have substantial traffic including walk-ins, organized tours, and field trips for school children. The museum office is for the curator and staff who will oversee the operation of the museum.

Storage -- Will be used by the museum for storage of historical items, dining for storage of tables and chairs, reception for storage of equipment, and kitchen for storage of general food and utensil. These areas should be divided to suit the need.

Communications/Electrical/Mechanical -- Periodic maintenance and inspection of mechanical equipment heating, ventilation and air conditioning (HVAC), electrical, telephone, cable, and communication systems will occur, so service access needs to be provided.

Janitor Closet/Storage – This area will be used for general custodial activities and storage of cleaning supplies.

Circulation -- Used to access and connect all major spaces. Some spaces such as storage can be accessed through the major spaces.

Ancillary Areas

The service area will be used for general loading, receiving, and delivery. Refuse will also be stored and picked up in this area.

The garage will provide secured parking for approximately 10 cars. These cars may belong to the Governor's family and limited staff, as well as the Governor's vehicle and California Highway Patrol escort vehicles. Nothing will be stored in this area.

The gardener's cottage and storage will be used by groundskeepers on a daily basis and will contain general garden equipment and lawn supplies.

The 24-hour security station will be used to monitor traffic in and out of the Residence, both at the entry court and the service/garage entry.

The pool area will be used by the family and their guests for recreational swimming and entertaining. A cabana will contain a bathroom, dressing room, and showering facilities. The pool area may also be used for limited official entertaining.

The patio will be used mostly by official guests as an outdoor extension of the reception/dining area.

A public garden area will provide an outdoor setting for official entertaining and will provide garden vistas to be viewed from most parts of the Residence. The public garden should also represent the diversity of flora within the State. This particular garden should be landscaped to enhance formal entertaining and media events. Some portion of the grounds surrounding the Residence should represent California's unique agricultural abundance.

A private garden will be used by family and guests. Informal entertaining and outdoor dining will take place here. This area should also be designed

to provide play areas for future First Families with children and a "cutting" garden for fresh flowers and kitchen herbs for cooking.

2.4 ARCHITECTURAL SIGNIFICANCE

The residents maintain a unique stature as the First Family of the State of California. The First Family and guests at the Governor's Residence will respect the facility as the symbol of California's head of state and the first official residence of the Governor since 1967.

The Residence should also be designed with the notion that it will be the official Residence of California's Governor for the next two to three hundred years. The Residence must be designed to accommodate the needs of a large family or a single individual. The design needs to respect the private family life of the Governor and First Family, as well as provide an elegant and prominent setting for official and historic events.

Characteristics of user groups will vary significantly from the First Family to the Legislature and the public at large. The two main groups to be considered during the design of the Residence are the First Family with special needs to live and act as a family and the visitors who will have access to the public areas. It is unusual for a residence to be within a public space; therefore, it is imperative that these functions be separated not only for privacy reasons but also for security reasons.

3.0 RESIDENTS' CHARACTERISTICS

3.1 POTENTIAL RESIDENTS

The Governor and First Family will be the primary residents. The occupants of the Residence will vary based on the Governor at the time. Future Governors and First Families could be:

- a single person
- a single person with children who live at the Residence
- a couple with no children
- a couple with children who live at the Residence
- a single person or couple with children who do not live at the Residence
- a single person or couple with parents living at the Residence
- a single person or couple with adult children and grandchildren

Families with children or older parents may have full time caregivers living at the Residence. The design of the private space should be flexible enough to accommodate any of the family structures noted above.

Other groups using the Residence include visitors, guests, staff, Legislature, and public.

The occupants of the private Residence will change when a new Governor is elected. As a result, the design cannot reflect the lifestyle of any one administration. It must be flexible enough to accommodate as many different family structures as possible. The design should anticipate minor alterations could occur based on the lifestyle of the current Governor. The initial design process must try to anticipate the types of alterations which might be made and design the Residence accordingly.

Lifestyles will vary among the future Governors who will occupy the Residence. Care should be taken to design a home, which will afford most, if not all, future Governors the opportunity to fully enjoy the Residence without making major changes in their family lifestyle.

The amount of time spent in the Residence will vary by Governor and First Family. For some, the Governor's Residence may not be the primary residence. However, it should be expected that the activities of the residents will parallel those activities of any family household. Depending upon the family make up, there may be young children living in the Residence, perhaps with full time caregivers. They may attend school and entertain young friends in the Residence. The desire would be to design a Residence that will allow a family to maintain a routine life style while

allowing all the necessary privacy and security required by a family in public life.

If the Governor lives alone, it is important that the private space be designed so that an individual feels comfortable living alone in the Residence. Opportunities to “close off” part of the living space need to be addressed.

3.2 HOUSING AND NEIGHBORHOOD DESIGN AND PLANNING OBJECTIVES

The size, scale, and height of buildings adjacent to the proposed residence sites should be examined to determine appropriate locations for outdoor amenities (pool, gazebo, private garden, etc.). Land uses and ownership (public or private) regarding adjacent properties must be considered, as privately-owned properties pose a greater security risk than public buildings, which afford the California Highway Patrol a greater degree of control.

4.0 COMMUNITY CHARACTERISTICS

4.1 THE COMMUNITY

Senate Bill 1091 (Chapter 732, Statutes of 1999) created the Governor's Permanent Residence Commission to make recommendations on the site and construction of an official residence for the Governor. The intent of SB 1091 was to focus the site selection to locations within the City of Sacramento and in the general vicinity of the State Capitol. Consequently, this section will focus primarily on the community surrounding the State Capitol, also known as the Capitol Area.

4.2 COMMUNITY STRUCTURE

The State of California owns the majority of the land within the boundaries of the Capitol Area. The remaining land is owned by the City of Sacramento or privately held. The state-owned land was acquired in the 1960s for the development of a state office complex. The Capitol Area Plan is the official master plan for development of state offices, parking, housing, and retail on the state-owned land within the Capitol Area. The Department of General Services is responsible for implementation of the office and parking components. The Capitol Area Development Authority is responsible for the housing and retail components of the Plan.

The City of Sacramento owns and maintains the streets within the Capitol Area. Ownership of the sidewalks and alleys varies by site.

4.3 COMMUNITY ACTIVITIES

The Capitol Area serves as the center of California's state government, with the State Capitol and Capitol Park being the focal point. Because of the concentration of state office buildings in the area, considerable activity relates to the business of the government. In addition, the Sacramento Convention Center and Memorial Auditorium attract visitors for convention, art, and entertainment venues. The State Capitol and Capitol Park, historic Old Sacramento State Park, and Sutter's Fort are year round destinations for tourists and students. Other nearby art and theatrical venues include the Music Circus, Crocker Art Gallery, and an assortment of smaller theaters.

Sacramento, also known as River City, boasts a vast network of waterways including the Sacramento and American Rivers. A great deal of recreational activity is centered around our water resources. The addition of a Triple-A affiliate baseball team, The Sacramento River Cats,

has been well received by the community. A beautiful baseball park has been built in West Sacramento and is a short distance from the State Capitol. Regional shopping in national brand stores is available at the Downtown Plaza.

4.4 COMMUNITY LIFE STYLE

The Capitol Area is a neighborhood of mixed uses, including state offices, housing, and retail. New housing, currently under construction and proposed for future construction, will attract additional residents to the area and infuse the neighborhood with greater round-the-clock activity. Currently, the predominance of state government operations in the area affects the nature of the community, resulting in a city that is different in the day than in the night time. The population, traffic patterns, activities, and security issues are different during the day. As the state employee population leaves at the end of the business day, the area activities shift from business oriented to residential and entertainment oriented.

4.5 COMMUNITY PLANNING OBJECTIVES

The exterior design of the Residence should allow the project to assimilate into the neighborhood while at the same time make a significant statement befitting the Governor and First Family.

5.0 CRITICAL CIRCULATION PATTERNS

5.1 USER FLOW

- The majority of the flow within the site will be the pedestrian movement. While the Governor and First Family will be the primary users, there will also be significant user flow in short, concentrated periods of time during receptions, dinners, and presentations. During business hours, the pedestrian flow will consist of visitors to the museum and visitors to the Governor's Residence. In addition to normal family movement within and outside the Residence, there will be business transactions by staff and employees at both public areas and within the Residence. There is to be a separation between the flow of the public and the family members at all times. This will require separate ingress and egress for both groups.
- Vehicular movement will be greatly restricted on the site. There will be limited access to ingress and egress at all times, except for those living in the Residence or those having direct business on the premises such as security personnel or other authorized staff. There will be limited access for authorized delivery and waste disposal vehicles. Secure access and parking through a secured entrance to the garage will be required for the Governor, First Family, and dignitaries. Gated vehicular access to the Residence will be at the main entrance for guests.
- Disabled access for official visitors and for movement between and around the buildings must be available.
- Guest parking for large events will be available at nearby state-owned parking garages.

5.2 EQUIPMENT AND MATERIAL TRANSPORT

- Household supplies and waste disposal, tables and chairs, exhibits, catering, and household furniture will require secure loading dock capabilities. The dock can be shared with both the private and public side.
- Fire equipment and emergency vehicles will require access to all parts of the site at all times.

6.0 INTERIOR ARCHITECTURAL SPACES

6.1 SPACES

- Refer to 9.2

Residence

General note:

The Residence will be divided into three zones:

Entry zone – the major entry for the family and guests.

Family zone – a private living space for the First Family that can be closed off from the other zones when needed.

Utility/service zone – an area to be used by the Residence and protective services staff.

- The entry court is for both pedestrian and auto arrival. This is a secured space. Adjacencies: driveway, walk, and entry to the Residence.
- The foyer is the major entry for family and guests directly off the entry court. This should provide a significant volume that introduces the feeling of arrival into a stately home. An adequate coatroom and powder room should relate to this space. In addition to the Residence, this is the entry to the home offices for the Governor and spouse and to the guest quarters. Adjacencies: main residence, guest suites, guest offices, home offices, powder room, and coat room.
- Two home offices are for the use of the Governor and spouse with adjoining area for support staff. These offices will have direct access to the entry. Adjacencies: main residence and foyer.
- Two guest suites will each have a sitting room with fireplace, desk area, bedroom, bathroom, and dressing area. These suites will have direct access to the entry. Adjacencies: foyer
- The master suite will have a fireplace, separate sitting area and a bath, dressing room and walk in closets for the Governor and spouse. The suite should be located away from the public spaces and in a quiet area of the site with a pleasant view. The suite will have easy access from the main entry and the other parts of the house. Adjacencies: residence circulation and other bedrooms.

- The five bedrooms are to be away from the public spaces. At least one of the bedrooms should be adjacent to the master bedroom for use as an infant's room, if the need exists. The other bedrooms should be flexible enough for other use if they are not to be used by the First Family. Adjacencies: bathrooms, residence circulation, and family room.
- Five bathrooms, including one for general use near the family room and dining areas, will serve the needs of the First Family. Three of the bathrooms will each be connected to a bedroom, while two other bedrooms will share the fifth bathroom. Adjacencies: bedrooms and walk-in closets
- The living room will be used for formal entertaining as well as for family gatherings. This space should accommodate both large and intimate seating arrangements. A fireplace and bar will be provided. This room will have access and views to the family garden and Residence grounds. A fireplace should be planned in this space. Adjacencies: residence circulation, study, and formal dining room.
- The library/ study is for quiet conversations and reading. This space should have a fireplace and a view to the family garden. Adjacencies: family circulation and living room.
- The formal dining area should accommodate 22 people in an elegant setting. This space will have a serving pantry and view to the patio. Adjacencies: living room and pantry/kitchen
- The family room is for family use only. This space should be accessible to the kitchen, bathroom, and pool area. This room will provide for an entertainment center, seating area, game area, fireplace, and storage. Adjacencies: family circulation, bathroom, kitchen, exercise room, and pool/cabana.
- The exercise room is for family use only. It should be equipped with a television, stereo, adequate floor space, a mirrored wall, room for exercise equipment, a small refrigerator, and storage for clothing and towels. The exercise room should also have operable windows with a view to the grounds or garden. Adjacencies: family circulation and bathroom.
- The informal dining room (family) is to serve eight people and may have a view of the patio. Adjacencies: family circulation and kitchen.

- The kitchen will be used by the family for daily food preparation and storage. During formal dining activities, part of the kitchen will be used as a preparation, plating, and serving area by the catering services. Kitchen storage will not be shared with the commercial kitchen. Adjacencies: family circulation, service area, family room, informal dining, and formal dining.
- Storage Areas will consist of bulk, supply, and secure storage. This will have access to the loading dock. Adjacencies: kitchen and service area.
- The laundry room will be for family use only. All linens for public functions will be laundered offsite. Adjacencies: family circulation and service area.
- Communications/Electrical & Mechanical will serve the Residence. These systems will be placed where they are accessible from the exterior for service. Flexibility is important for future changes in communication or systems. There will be an auxiliary power source for both public and private zones. The public functions will be supplied and controlled by another zone. Adjacencies: service area.
- Residence staff quarters and office will be used by a full time staff person. In addition to general office space, this area should have a small sitting room, bedroom, and bathroom. Adjacencies: family area, utility/service area.
- Circulation: vertical circulation will require two elevators in addition to the stairs. Two sets of stairways will be required. There will be limited and secure access from the public areas. Secure circulation will be required from the parking to the main part of the Residence.

Security Issues

The security and safety of the Governor and the First Family is a major consideration in the selection of a site for the Governor's Residence. Due to California's preeminent position as a leader in the world marketplace for ideas, technology, entertainment, and culture, our Governor often entertains national and international leaders in these areas. Ensuring the safety and security of those events is the jurisdiction of the Governor's Protective Detail.

The Governor's Protective Detail reviewed each of the sites considered by the Commission. According to the Governor's Protective Detail, generally, urban sites pose significantly more risks than a residential setting although time spent

transporting the Governor on surface streets is also a security concern. Protective service issues include:

- amount of traffic (vehicular, pedestrian, and mass transit);
- ample set back of residence from any public street or public views;
- ability to “look down” or an unrestricted view of the Residence from adjacent buildings, structures, or property;
- distance from the Residence to the State Capitol or to the Sacramento Airport;
- alternative routes to the State Capitol;
- the site can accommodate more than one entrance and exit;
- adequate acreage for the Residence and at least two ancillary buildings;
- immediate emergency services can access the property;
- the site should accommodate fencing and/or walls on its perimeter;
- the site should not be near freeways nor have street parking immediately adjacent to the property; and
- the site must accommodate security personnel and their equipment.

State of the art security systems along with appropriate facilities for the protective services staff must be taken into consideration. More detailed information will be supplied to the selected architect to retain confidentiality of security systems.

Public Space

- The entry/lobby is the major entry for the public, tour groups, and visiting dignitaries. Adequate coatroom and restrooms should be accessible to this space. Adjacencies: powder room and restroom, reception area, dining, and museum.
- The rest rooms will be available to guests using the major public facilities. These must be adequate for the number of guests for day or night events. The women’s restroom will have a lounge. Adjacencies: entry, reception area, dining, offices, and museum.
- The standing reception area will be the key focal point and center of the public space. It will accommodate up to 300 guests and should be able to expand into the patio. The sit-down dining space can be expanded into this space to allow for flexibility in entertaining. Adjacencies: entry, restrooms, dining, offices, patio, and museum.
- The lounge will seat people in different conversational groupings for after dinner coffee and desserts or conversations at any time. This room could have a fireplace. The soft furniture can be stored in order

to use this space for expansion from other spaces. Adjacencies: storage, patio, dining, and reception.

- The sit-down dining area will accommodate 100 guests and can be expanded into the reception space to accommodate an additional 100 dining guests. Tables and chairs used for dining must be able to be stored out of the way to provide for other uses of this space. Adjacencies: storage, entry, restrooms, reception, offices, patio, and museum.
- The commercial kitchen needs to be adequate to provide meals for dining events of up to 200 people. This area should include walk-in refrigeration, food preparation, cooking, dry goods storage, utensil and dish storage, and dish washing. Adjacencies: service area, entry, restrooms, reception, and dining.
- The public museum and museum office will provide state of the art exhibition and display facilities, including proper lighting on walls. The space should be flexible to allow for changing exhibits. For large gatherings, the public museum may be used for reception space. It is not necessary to have windows in the space. Museum management will occur in the office. Adjacencies: entry, storage, and reception.
- Communications/Electrical & Mechanical will serve the public space. These systems will be placed where they are accessible from the exterior for service. Flexibility is important for future changes in communication or other systems. There will be an auxiliary power source for both the public and private zones. The private residence functions will be supplied and controlled by another zone. Adjacencies: service area.
- The wine storage area will be separated for use by the family for personal wine storage and for use for public entertaining. This is a secured area and can be accessed from either kitchen. Adjacencies: kitchen and service area.
- Storage areas will consist of bulk, supply, and secure storage. Storage space will be available for tables, chairs, linens, and utensils for the kitchen and dining/reception area. The museum will have secure storage for historical artifacts. Certain storage areas will have access to the loading dock. Adjacencies: museum, kitchen, dining, and service area.

Ancillary Areas

- The service area will be in the utility area and be accessible to both public and private functions. Adjacencies: Both kitchens, staff offices, security offices, laundry, and storage.
- The garage will have a secure entry with parking for 10 cars. It is preferred that the garage be placed under the Residence with stairways and a secured elevator into the family quarters. Adjacencies: Service area, security offices, and family quarters.
- The gardener's cottage and storage will house tools and motorized yard equipment. This will include a workbench and locked storage for insecticides and fertilizer. Adjacencies: gardens and service area
- The security stations will have bullet resistant glass and walls. One officer will occupy this facility at a time. This will house gate controls and electronic surveillance and communication equipment. Adjacencies: Front gate and back gate.
- The pool/cabana will have an adequate deck for sun bathing and entertaining. The cabana will have a shower, restroom, dressing and pool equipment storage. Adjacencies: private garden and family room.
- The patio will be accessed from the reception/dining area. Adjacencies: reception/dining, storage, and kitchen.
- Public Garden
- The private garden will be a secure garden for use of the family and guests. Adjacencies: family room, living room, and dining rooms.

6.2 FURNISHING, FIXTURES, AND EQUIPMENT ALLOCATION

Furnishings and fixtures will be a permanent provision of the Residence. Some bedrooms and the Family Room will not contain official furniture as a courtesy to the First Family. This will allow First Families to have furniture in the Residence that is personal and suitable to individual tastes. The entity that will be responsible for the constructing and furnishing of the Residence will need to establish clear guidelines regarding the donation of personal property for use in the Residence. A separate and select committee should be established to review artifacts for compatibility and to determine if they could be appropriately used in the Residence. In other words, if a private citizen would like to donate a piece of art, furniture or other artifacts for use in the Governor's Residence, clear guidelines must be established to assure the review and safekeeping of these items.

6.3 CONVENIENCE, SAFETY, AND SECURITY

- See Section 6.1 Security issues.
- Older adults and school age children will use the public facility and may require some special consideration for convenience and safety. This facility needs to be designed for the convenience of the participants while protecting the integrity of the systems, the facility, and the occupants and staff.
- Access for staff to and from the public and private areas will be controlled and secured. Only a few functions will be shared such as service area, parts of the commercial kitchen, and some storage.
- Special security surveillance, equipment, alarms, and locks will be features in this facility.
- Wine storage, storage, and refrigeration need to be alarmed to the security office for equipment failure or/and unauthorized entry.
- Alarm, lighting, and sound systems will be controlled from a master panel. It will use the latest in switching technology.
- Signing should be low to the ground and environmentally sensitive on all walks and buildings.

6.4 AMBIENT ENVIRONMENTAL CRITERIA

Aside from the design requirements of the heating, ventilation, and air conditioning system, care should be taken for noise abatement, if the site is near the light rail system.

6.5 INFORMATION DISPLAYS

A directory should be positioned near the main entrance of the public area to guide visitors through the public space. The directory should include a floor plan and a list of current exhibits. Maps with similar information should be available for visitors to carry with them as they tour the public facility. Both the directory and maps should be developed with several of the more widely spoken foreign languages to accommodate visitors from other countries.

Outdoor signage might be used for the following:

- Identification of different species of plants in the public garden area.
- Shipping and receiving areas (identification and directional).
- Photo opportunity areas.
- Secure areas that are off limits to the public.
- Architectural or “green” features of the facility.

6.6 DURABILITY AND MAINTAINABILITY

Materials selected for both the interior and exterior should be of the highest quality available and resilient against wear. Opportunities to integrate green building features in the construction and operation of the Residence should also be considered. The high numbers of visitors who will tour the Residence complex necessitate the use of materials that are both striking and sturdy in nature. The Residence complex should be designed to exemplify the highest standards in architecture and interior design, while maintaining a glorious image for several centuries to come through the use of highly durable materials.

6.7 SPACE PLANS

To be supplied by the architect during the design phase.

7.0 WORKSTATIONS

7.1 WORKSTATION FACILITIES

The following work station arrangements are foreseen for the Residence:

Private Residence

Library/Study (Governor)

2 home offices (320 sf each – one for Governor; one for spouse)

Family work station area

1 clerical support area (180 sf)

2 guest suites with adjoining office areas

Security office area (500 sf)

Public Area

Residence staff quarters and office (1,000 sf)

Public museum area office (Museum Director and/or Curator and staff)

Meal preparation area

7.2 WORKSTATION ACTIVITIES

Workstation activities will include those traditionally associated with a home office arrangement, as well as homework/study area and areas that are specific to particular tasks (i.e., food preparation, security).

7.3 WORKSTATION FEATURES

Specific features will be identified during the design phase, however all workstations shall be wired to allow for technology upgrades.

7.4 WORKSTATION LAYOUT

To be determined during the design phase.

8.0 COMMUNICATION AND INFORMATION SYSTEMS

In a facility of this size, access to information and communication resources are essential for effective operation of the Residence complex. Individuals from the Governor's Office, spouse's office, California Highway Patrol (CHP), staff operating governors' residences in other states, electrical consultants, and information technology professionals should be consulted for their concepts and ideas with regard to the design of the systems outlined below.

8.1 COMMUNICATION AND INFORMATION SYSTEM FACILITIES

Internet and Intranet access

- Possible users in private residence include:
- Governor's office (1), spouse's office (1), clerical support area (2), children (0-4), guest suites (2), library/study (1), security office (2)
- Total possible users: 9-13

- Possible users in public space include:
- Residence staff quarters (1-2), residence staff offices (1-2), public museum area (0-5), public museum office (1-2)
- Total possible users: 3-11

Security system

- Most interior and exterior areas should be pre-wired to provide video and/or audio surveillance opportunities for the CHP. The system and equipment will be designed to provide the highest level of security for the First Family, guests, and staff.

Intercom/paging system

- A system allowing the First Family, CHP, and Residence staff to communicate with one another throughout the Residence and grounds is necessary for effective operation of the facility. The system should be designed so that individuals off-site do not have the capability of intercepting transmissions.

Lighting controls

- Sophisticated control systems should be incorporated into the design of the Residence, allowing for the newest lighting technologies. All interior and exterior lights may be controlled by a timer, allowing certain lights to automatically come on at pre-determined times. Each room will have dedicated controls that can be adjusted by the occupants. A master panel in the CHP security office should allow control of all interior and exterior lighting.

Music controls

- Sophisticated control systems should be incorporated into the design of the Residence, allowing for the newest music technologies. All interior and exterior sound systems may be controlled by a timer, allowing certain rooms to have music at pre-determined times. Each room will have dedicated controls that can be adjusted by the occupants. A master panel in the CHP security office should allow control of all interior and exterior music.

Appropriate wiring should be stubbed to every room except storage areas for all of the systems outlined above.

During the electrical plan design phase, consideration should be given to emerging or possible future technologies that may need to be integrated into the Residence after the initial construction is complete. The electrical plan design should attempt to anticipate necessary future construction changes, making them as cost effective and non-disruptive as possible.

8.2 COMMUNICATION AND INFORMATION SYSTEM ACTIVITIES

The Residence complex will be a very active facility, accommodating a wide variety of events and uses during the day and evening. It will be the home of the First Family, as well as where the Governor entertains foreign dignitaries, members of the Legislature, family, friends, and visitors. The most critical information processes at the Residence complex will be related to security. Immediate access to all types of security information (video, audio, Internet, Intranet, etc.) is essential. The CHP's ability to perform its duties could be compromised should a security system fail. Emergency generator(s) should be incorporated into the electrical design plan to allow immediate reinstatement of any system failures. The First Family and Residence staff will have more basic, office-related information requirements. Typical needs would include composing correspondence, creating spreadsheets, accessing the internet, and sending and retrieving electronic mail.

8.3 COMMUNICATION AND INFORMATION SYSTEM FEATURES

Traditional office furniture and/or modular system furniture would be acquired to accommodate desktop computer systems in both the public and private spaces outlined above. The type of furniture selected would be based on the preference and needs of the user. Modular furniture would most likely be selected for CHP security staff, Residence staff, and clerical support staff, while traditional office furnishings might be selected for the private living areas of the Residence.

It should be expected that an office suite package containing word processing, spreadsheet, graphics, and electronic mail capabilities would be installed on every unit in the Residence complex. Additional, task-specific software packages would be installed based on the needs of users.

9.0 FACILITY SPACE ARRANGEMENTS

9.1 PROPOSED FLOOR PLAN SCHEMES

To be supplied by the architect during the design phase.

9.2 SPACE REQUIREMENTS

Private Residence

Foyer	
Powder Room	
Coat Room	400 Sq Ft
Master Suite	
Baths	
Dressing Rooms	
Sitting Area	1100 Sq Ft
Five Bedrooms	1300 Sq Ft
Five Bathrooms	600 Sq Ft
Two Guest Suites	
Sitting Room/office (connecting)	1200 Sq Ft
Living Room	800 Sq Ft
Family Room	500 Sq Ft
Exercise Room	200 Sq Ft
Library/Study	220 Sq Ft
Informal Dining (Family)	200 Sq Ft
Serving Pantry	150 Sq Ft
Formal Dining (22 Guests)	420 Sq Ft
Kitchen	300 Sq Ft
Storage Areas	
Supply, bulk, secured	400 Sq Ft
Security Office Area (500 Sq Ft)	750 Sq Ft
Laundry/cleaning/housekeeping supplies	200 Sq Ft
Communication/Elect & Mechanical	120 Sq Ft
2 Offices	
Offices: 320 Sq Ft	
Clerical Support Area: 180 Sq Ft	820 Sq Ft
Subtotal	9,680 Sq Ft
Circulation	
Horizontal (20%)	1,900 Sq Ft
Vertical (15%)	1,500 Sq Ft
Total Private Residence	13,080 Sq Ft

Public Areas

Entry/Lobby	
Cloak Room	1000 Sq Ft
Rest Rooms	1200 Sq Ft
Standing Reception (300 Guests)	1800 Sq Ft
Lounge	1000 Sq Ft
Sit-down Dining Area (100 Guests)	2000 Sq Ft
Commercial Kitchen	
Prep/Utility/ Catering/Receiving	800 Sq Ft
Linen/Laundry Area	200 Sq Ft
Storage	800 Sq Ft
Public Museum Area/	
Office	2000 Sq Ft
Residence Staff Quarters & Office	1000 Sq Ft
Communications/Electrical/Mechanical	250 Sq Ft
Janitor Closet/Storage	<u>150 Sq Ft</u>
Subtotal	12,200 Sq Ft
Circulation (20%)	<u>2,400 Sq Ft</u>
<u>Total Public</u>	<u>14,600 Sq Ft</u>

Ancillary Areas

Garage (10 cars)	3,000 Sq Ft
Gardener's Cottage & Storage	300 Sq Ft
Security Station	80 Sq Ft
General Storage	200 Sq Ft
Misc.	<u>200 Sq Ft</u>
<u>Total Ancillary</u>	<u>3,780 Sq Ft</u>

Outdoor Space

Patio/ Outdoor Kitchen	3,000 Sq Ft
Public Garden	3,000 Sq Ft
Private Garden	<u>3,000 Sq Ft</u>
<u>Total Outdoor Space</u>	<u>9,000 Sq Ft</u>

9.3 FACILITY MANAGEMENT SCHEME

The management of the Governor's Residence would be administered by the Department of General Services (DGS) in consultation with the Foundation. A full-time Residence Manager to oversee the operational aspects of the Residence would reside on-site. Housekeeping, maintenance and grounds care would be provided by the DGS.

The Residence Manager would be responsible for: day to day operational functions of the Residence; coordination of Residence activities such as public and private events; maintenance activities; assisting the First Family while in residence; processing of Residence accounts payable; inventory of the Residence and personal possessions of the First Family; oversight and supervision of the Residence staff and other duties as requested by the First Family.

The Foundation would be responsible for the acquisitions of the furnishings, artwork, appliances, and items associated with any official entertaining or duties of the Office of the Governor. The First Family may choose to furnish their personal bedrooms and family room; however, any furnishings that were acquired by the Foundation will be held in storage by the DGS and will be returned to the Residence.

9.4 ALTERATION EXPECTANCIES

Changing administrations will mean the "users" of the private Residence will be evolving. The First Family may want to make minor alterations to the Residence to make it more reflective of their lifestyle. The design of the Residence should attempt to anticipate such alterations. Any interior changes should be easy to incorporate into the design, with minimal investment of both time and expense.

10.0 FACILITY DESIGN IMAGE

10.1 FORM AND STRUCTURE

The form and structure will respect the urban nature of the site and surroundings. The residential portion will reflect the scale and design quality of a large stately home. Regarding the larger public space, care should be taken so as not to over power the scale of the Residence. Both buildings will have structural systems that will allow for future wall relocation. There should be enough space between the structures and the streets, to allow the structures to sit sensitively within landscaped grounds. Those residing within the Residence should be able to view the surroundings through a garden with a canopy of trees. Those viewing the structure from the street should get a filtered view through the garden and trees.

10.2 EXTERIOR DESIGN IMAGES

Based on the location in the Capitol Area, the image should reflect the civic nature of that location while preserving the quality of a sensitively designed home and public space. The very nature of the City of Sacramento has developed a design vocabulary throughout its history. It is a city with warm summers cooled and softened by the shadows and shade of many large trees. It is a city of older homes with entrances elevated above the old yearly flood plain. This sets a parameter that should include strong/bold bases and facades with deep shadows. The exterior materials demand a feeling of permanence but retain an inviting presence for the users and visitors.

10.3 INTERIOR DESIGN IMAGES

Special attention will be given to the appropriate volume and quality of light for each space. The interior material depends on the use and is described in Section 6.0 Interior Architectural Spaces.

10.4 CONCEPT JUSTIFICATIONS

This project must reflect the stature of the wealth and the power of the People of California. It must say to all that the State of California is proud of the elected leader of this State and has provided the Governor with an appropriate domicile. The design will be a showpiece for Sacramento and the State of California.

11.0 FACILITY SITE PLAN

11.1 SITE REQUIREMENTS

In general, most tree-covered sites in Sacramento are subject to long periods of dampness and mold on the north side of the structures. Care must be taken regarding swimming pool, outdoor recreation areas, and walks as they should receive some sunlight during the day so they will remain dry. Heavy rainfall in relatively short periods of time is common to this area: therefore, special care should be taken to assure that drainage is well controlled. (refer to 1.5)

11.2 AREA IMPACT

The very nature of the project will bring activities during the day and evening hours that do not normally take place in a day-time area of the city that is predominately state offices. This includes increase in pedestrian auto traffic. Evidence of heightened security will happen in and around the site.

11.3 SERVICES IMPACT

All existing services are in place. (Refer to 1.5) It is anticipated that the capacity of these services will be increased to accommodate the expanded need. (to be completed after site selection.)

11.4 SITE PLANS

The site planning is one of the most critical parts of this project. The two major functions of the site will be separated into two major areas. (to be completed after final site selection) Do to the nature of these structures, siting of this facility should be in the center of the site in order to leave open space around the buildings for landscaping and security. Adequate landscape space should be provided for private outdoor activities as well as for larger public functions. Service areas and the small amount of parking on the site should be well screened from public view.

12.0 COMMUNITY MASTER PLAN

12.1 COMMUNITY SERVICES

- Utilities (electricity, phone, communication, steam, water, fire suppression water, drainage and sewer) are available within the Capitol Area.
- Trash and garbage disposal is handled by the City of Sacramento.
- Fire and emergency services are handled by the city. The nearest fire station is located at 7th and Q Street.
- Public safety and protective service is the responsibility of the California Highway Patrol. There is a joint agreement with the city police and county sheriff for additional staff when needed.

12.2 COMMUNITY FACILITIES

- City parks and Capitol Park are available in the vicinity of the site; however, few provide facilities for active recreation (i.e., barbecuing, sporting events, playgrounds).
- Hotels and restaurants are abundant in and about the area. A new hotel at 13th and J Street will be completed in July, 2001.
- Commercial shopping including a mall at 4th and K Street is in the vicinity. There are no grocery stores within the vicinity except for some small convenience stores.
- A recently expanded convention center is at 13th and K Streets.

12.3 CHANGING COMMUNITY REQUIREMENTS

This project should have little impact on community services except for small amounts of night time activity and traffic during evening events. Street patterns will remain unchanged except for additional limited use driveways on three sides of the site. The design and intended use does not increase the number of full-time residents by more than one family and their staff; therefore, no major impacts are anticipated on city facilities and services such as public schools.

(revisit after site selection)

12.4 OUTDOOR SPACE

Landscaping around the complex will incorporate plant material and trees that are endemic to the Sacramento area. Existing trees around the perimeter of the site will be protected and utilized in visual screening. Using landscaping as a visual screening is a vital part of the total design. This will assist in lessening any concerns over the limited visual impacts for the Governor's family as well as neighboring landowners and residents.

12.5 MASTER PLAN RECOMMENDATIONS

Even though there may be some future interior remodeling, there are no plans for major expansion (change in footprint) after the completion of the complex. Future developments in the technological support requirements need to be considered in the plans for infrastructure support, particularly in the area of communication.

APPENDIX B

PLANNING & PROGRAM GUIDE
FOR
THE GOVERNOR'S PERMANENT RESIDENCE
STATE OF CALIFORNIA
PRIVATE RESIDENCE WITH RECEPTION SPACE

GOVERNOR'S PERMANENT RESIDENCE
COMMISSION

SACRAMENTO, CALIFORNIA

JUNE 30, 2000

INTRODUCTION

This Planning and Program Guide is a product of systematic research¹ and discovery based on an assessment of requirements and needs for a Governor's Permanent Residence.

Information was obtained in the following manner:

- Interviews with California's First Ladies
- Surveys of selected states regarding their existing governors' residences
- Meetings with the California Highway Patrol
- Study of the history of California's former Governors' residences
- Governor's Permanent Residence Commission (Commission) Preliminary Report, January 1, 2000
- Information from the Commission

PURPOSE

The purpose of the Planning and Program Guide is to provide an encompassing image of the Governor's Permanent Residence project. This management tool sets forth specifications regarding the anticipated use, users, planning, design, and construction considerations for the Residence. It will also provide facility requirements, adjacencies, and site development considerations. These criteria will be used by the architect selected to design the project. In addition to the general facility requirements, this document also reflects the contextual setting by describing the relationship of the official Governor's Residence and the Sacramento community. It is expected this document will continue to be a working document that will be revised as needs and other criteria are refined.

This Planning and Program Guide addresses the development of a permanent Residence that consists of private living space for the Governor and the First Family, as well as reception space that will accommodate larger official gatherings.

¹Based on *Knowledge Base System* © from *The Executive Architect* published by John Wiley and Sons, 1996.

1.0 QUALITY OF LIFE CHALLENGE

1.1 PROJECT CONCEPT

In 1999, the Governor's Permanent Residence Commission was created by the Legislature with the passage of Senate Bill 1091 (Ortiz, Chapter 732, Statutes of 1999). This Commission reflects a bipartisan effort to provide the Legislature with recommendations for the construction of a suitable and permanent Residence for future Governors and First Families of the State of California.

The Governor's Permanent Residence, as contemplated by the Commission, should reflect the following concepts:

- A Residence that will provide an environment for the day-to-day living requirements and security of the State's Governor and First Family.
- A Residence that is seen as a symbol of the vigorous, dynamic, and challenging society of California.
- A Residence that will reflect the historic and cultural heritage of California, as well as showcase present and future aspirations of our Californian society.
- A Residence that will provide an environment for the entertainment of State, national and world leaders in government and business, as well as the many other constituencies that comprise and activate the political process, economy, and quality of life in the State.
- A Residence that will serve as a monument to the natural beauty of the State and to the unity and continuity of our society.
- A Residence that will endure the architectural test of time and be worthy of the stature and prominence of the great State of California.

1.2 QUALITY OF LIFE OBJECTIVES

Of particular concern to this project will be maintaining a separation between the needs of the family and the necessary public access to the building. The privacy of the First Family must be honored if the Residence is to provide a retreat for the Governor from his/her workplace as well as an environment from which day-to-day living is fostered and enhanced for all family members. Due to the urban nature of the City of Sacramento, care must be given to the siting of both outdoor and indoor spaces to address noise pollution, privacy, and security.

1.3 DESIGN ARCHIVES

The Capitol Area Plan provides a set of Urban Design Guidelines that are intended to promote the Capitol Area's identity, vitality, and sense of place, as well as to foster an environment that is conducive to living, working, and tourism. The following guidelines provide a basis for detailed design concepts, some of which will apply to the design of the Governor's Residence.

- Maintain the State Capitol Building as the focus of the Capitol Area.
- Ensure that all development complies with the stipulations of the Capitol View Protection Act.
- Promote mixed-use development.
- Maintain building intensities that are appropriate to the role of the Capitol Area and its setting.
- Promote harmony between the old and the new.
- Promote development that is pedestrian friendly and neighborhood oriented.
- Facilitate building identification and visitor orientation through a comprehensive signage program.
- Promote streetscapes that further the Capitol Area's identity and promote pedestrian comfort and safety.

1.4 PLANNING ARCHIVES

The Capitol Area Plan is the official master plan for development on state-owned land in the Capitol Area. The Capitol Area is defined in Government Code Section 8160.1(d), as "that area of the City of Sacramento which is bounded on the north by "L" Street, on the south by "R" Street, excepting that portion lying between 11th and 12th Streets which southern boundary shall be the alley lying between "R" and "S"

Street on the west by Fifth Street, and on the east by 17th Street, and referring specifically to those blocks within those boundaries containing state-owned properties.” The Capitol Area Plan provides general direction regarding state offices, housing, transportation, parking, and related aspects to foster the creation of a vibrant and mixed urban community.

The Capitol View Protection Act (Government Code Section 8162.5) was enacted to maintain the visual prominence of the State Capitol by setting height limits on building sites in close proximity. It also requires building setbacks and stepbacks along streets adjacent to Capitol Park and approaching the State Capitol, as well as consideration of the impacts of large buildings on smaller scale historic buildings (specifically the Stanford Mansion and Hielbron House) in the Capitol Area.

1.5 CONSTRUCTION AND ENGINEERING ARCHIVES

Water Table

The ground water level in the general downtown (south of "L" Street) area is relatively high. Ground water levels of 10 to 12 feet below grade are not uncommon. This, in general terms, limits practical development of below grade spaces to one level, usually parking. Waterproofing measures run the full gamut. Generally full waterproofing with some form of subterranean relief system have proven most practical. As a rule, below grade spaces have been used for parking and service areas. These spaces require less headroom thereby minimizing the excavated depth and are less sensitive to possible water intrusion or dampness.

Abandoning an Alley

The mid-block alleys are city-owned right of ways. Generally 20 feet in width, the alleys historically contain the utility distribution systems for gas, water, telephone, electrical (usually overhead), sewer (combined storm and sanitary in the downtown), cable television, and emergency communication signal (fire and police call box signals).

For past developments on state-owned land, the city has been cooperative in abandoning these alleys to the State. The most significant consequence of this action has been the requirement to relocate the utilities, which can be costly, dependent on the extent and scope of the relocation. It may be necessary to reroute a sewer for several city blocks, or to loop waterlines to maintain pressures.

Tree Removal

Tree removal from the city street right of way is usually addressed as part of the California Environmental Quality Act (CEQA) process. It is a sensitive issue but is manageable with early discussions with the city's Arborist. Many of the street trees in this area are quite old and therefore very large. Many are near the end of their lives and would not survive construction trauma. Mitigations such as replacement with specimen size trees or relocation to other locations have been acceptable in the past. Streets adjacent to Capitol Park also involve the State's Arborist, in the Real Estate Services Division of the Department of General Services. In the development of the Governor's Permanent Residence, security issues may override other considerations pertaining to tree removal.

2.0 RESIDENCE CHARACTERISTICS

2.1 RESIDENCE USER CATEGORIES

The Governor's Permanent Residence will contain private residential space that will also accommodate entertaining for large groups. Residents, guests, and staff may include the following:

- Governor and First Family
- Extended family members
- Caregiver (child or elder care)
- Personal friends
- Official guests of the Governor or First Family (Standing receptions, formal dinners, etc.)
- Advisors, consultants, out-of-town staff
- Staff (on-site meetings in residence library)
- Foreign dignitaries
- National elected officers and business leaders
- State officials
- Maintenance housekeeping staff
- Media personnel
- Security detail
- Special event staff (caterers, florists, etc.)

2.2 RESIDENCE ORGANIZATIONAL STRUCTURE

Governor and First Family – primary users and decision-makers regarding use of the Residence.

Residence Foundation – makes decisions regarding overall management of the Residence, including major maintenance and alteration decisions.

Residence Manager – directs management of private and public space.

Residence Staff and Governor's Office Staff – makes and coordinates arrangements for events and other duties as required.

Maintenance staff – ensures upkeep and oversees alterations of the physical structures.

Governor's Protective Detail/California Highway Patrol – directs security aspects and operations.

Janitorial/Landscape Staff – provides support services to the Residence, First Family, and guests.

2.3 RESIDENCE ACTIVITY DESCRIPTIONS

Foyer -- The foyer will be used as the main entrance for the family, guests, and visitors to the Residence. This space will be for the arrival and departure of guests with coat removal and access to powder room. Formal greeting of guests may take place in a reception line.

Home Offices -- Two home offices will be available for the Governor and spouse with space for clerical assistants.

Guest Suites -- Two guest suites will provide overnight accommodations for the guests of the Governor, foreign dignitaries and other officials. The accommodations include a living room to conduct business, read, or for general relaxation; a bedroom for sleeping; and a bathroom and dressing area.

Master Suite -- The master suite will serve as a private retreat for the Governor and spouse. The usual activities of sleeping, bathing, and dressing will occur. Reading, conversation, and relaxation will also take place.

Bedrooms -- Activities such as sleeping and dressing will occur. Depending upon the ages of family members, playing, reading, studying, and media viewing such as television, video, and/or computer usage may also take place.

Living Room -- Entertainment of large groups with possible food and beverage service may take place in this space. The space will also include conversation and relaxation areas for guests as well as for members of the family.

Family Room -- The family room will provide space for the informal gathering of family members with such activities as conversation, viewing of television and/or video, playing of games, reading, and relaxation. Some food or beverages may be served in this area.

Exercise Room -- The exercise room will be used for workouts and family fitness.

Library/Study -- Reading, relaxing, intimate meeting area, studying, and informal business and personal writing and/or correspondence will take place in this space. Private meetings that occasionally occur at the Residence will take place in this space. The Governor's occasional night work or study will take place here.

Informal Dining (Family) -- Serving, eating, and conversation with access to outdoor spaces for casual meal preparation in warm weather are activities that will take place in this area. This room should seat up to eight people.

Reception/Formal Dining -- Major dining events for visiting dignitaries, Legislature, and other government functions will be held in this space, as well as smaller functions that cannot be accommodated in the informal dining area. This space will accommodate 100 guests for dinner, entertainment, and speeches. Occasionally, the events will expand to the outside patio area for functions requiring seating for 200 people.

Kitchen -- Cleaning and storage preparation of food items, storage for refrigerated items and those items not requiring refrigeration, meal preparation, and cooking for both family and guests will take place in this space. Menu planning, recipe storage, and wine storing will also occur. In addition to food preparation for the residents, preparation and serving by catering services for large sit-down dinners will take place.

Wine Storage -- Cataloging and/or preparing wine inventory as well as wine storage will occur in this area.

Storage Areas -- These areas will be provided for household supplies, bulk items, and certain secured items.

Residence Staff Quarters and Office -- This space will be used for the Residence staff and may include 24-hour accommodations with office facilities.

Laundry -- The First Family and Residence staff will use this area. Linen service for major events in the Residence will be done offsite.

Communications/Electrical & Mechanical -- Periodic maintenance and inspection of mechanical equipment, heating, ventilation and air conditioning (HVAC), electrical, telephone, cable, and communication systems will occur, so service access needs to be provided.

Security -- Providing a safe and secure residence for the Governor and First Family is a primary consideration for site selection and Residence design. State of the art security systems for the Residence and surrounding grounds, along with appropriate facilities for the Governor's Protective Detail staff will be provided.

Ancillary Areas

The service area will be used for general loading, receiving, and delivery. Refuse will also be stored and picked up in this area.

The garage will provide secured parking for approximately ten cars. These cars may belong to the Governor's family and limited staff, as well as the Governor's vehicle and California Highway Patrol escort vehicles. Nothing will be stored in this area.

The gardener's cottage and storage will be used by groundskeepers on a daily basis, and will contain general garden equipment and lawn supplies.

The 24-hour security station will be used to monitor traffic in and out of the Residence, both at the entry court and the service/garage entry.

The pool area will be used by the family and their guests for recreational swimming and entertaining. A cabana will contain a bathroom, dressing room, and showering facilities. The pool area may also be used for limited official entertaining.

The patio will be used mostly by official guests as an outdoor extension of the reception/dining area.

A formal garden area will provide an outdoor setting for official entertaining and will provide garden vistas to be viewed from most parts of the Residence. The formal garden should also represent the diversity of flora within the State. This particular garden should be landscaped to enhance formal entertaining and media events. Some portion of the grounds surrounding the Residence should represent California's unique agricultural abundance.

A private garden will be used by family and guests. Informal entertaining and outdoor dining will take place here. This area should also be designed to provide play areas for future First Families with children and a "cutting" garden for fresh flowers and kitchen herbs for cooking.

2.4 ARCHITECTURAL SIGNIFICANCE

The residents maintain a unique stature as the First Family of the State of California. The First Family and guests at the Governor's Residence will respect the facility as the symbol of California's head of state and the first official residence of the Governor since 1967.

The Residence should also be designed with the notion that it will be the official residence of California's Governors for the next two to three hundred years. The Residence must be designed to accommodate the needs of a large family or a single individual. The design needs to respect the private family life of the Governor and First Family, as well as provide an elegant and prominent setting for official and historic events.

Characteristics of user groups will vary significantly from the First Family to the Legislature and the public at large.

3.0 RESIDENTS' CHARACTERISTICS

3.1 POTENTIAL RESIDENTS

The Governor and First Family will be the primary residents. The occupants of the Residence will vary based on the Governor at the time. Future Governors and First Families could be:

- a single person
- a single person with children who live at the Residence
- a couple with no children
- a couple with children who live at the Residence
- a single person or couple with children who do not live at the Residence
- a single person or couple with parents living at the Residence
- a single person or couple with adult children and grandchildren

Families with children or older parents may have full time caregivers living at the Residence. The design of the private space should be flexible enough to accommodate any of the family structures noted above.

Other groups using the Residence include visitors, guests, staff, Legislature, and public.

The occupants of the private Residence will change when a new Governor is elected. As a result, the design cannot reflect the lifestyle of any one administration. It must be flexible enough to accommodate as many different family structures as possible. The design should anticipate minor alterations could occur based on the lifestyle of the current Governor. The initial design process must try to anticipate the types of alterations which might be made and design the Residence accordingly.

Lifestyles will vary among the future Governors who will occupy the Residence. Care should be taken to design a home, which will afford most, if not all, future Governors the opportunity to fully enjoy the Residence without making major changes in their family lifestyle.

The amount of time spent in the Residence will vary by Governor. For some, the Governor's Residence may not be the primary residence. However, it should be expected that the activities of the residents will parallel those activities of any family household. Depending upon the family make up, there may be young children living in the Residence, perhaps with full time caregivers. They may attend school and entertain young friends in the Residence. The desire would be to design a residence

that will allow a family to maintain a routine life style while allowing all of the necessary privacy and security required by a family in public life.

If the Governor lives alone, it is important that the private space be designed so that an individual feels comfortable living alone in the Residence. Opportunities to “close off” part of the living space need to be addressed.

3.2 HOUSING AND NEIGHBORHOOD DESIGN AND PLANNING OBJECTIVES

The size, scale and height of buildings adjacent to the proposed residence sites should be examined to determine appropriate locations for outdoor amenities (pool, gazebo, private garden, etc.). Land uses and ownership (public or private) regarding adjacent properties must be considered, as privately-owned properties pose a greater security risk than public buildings, which afford the California Highway Patrol a greater degree of control.

4.0 COMMUNITY CHARACTERISTICS

4.1 THE COMMUNITY

Senate Bill 1091 (Chapter 732, Statutes of 1999) created the Governor's Permanent Residence Commission to make recommendations on the site and construction of an official residence for the Governor. The intent of SB 1091 was to focus the site selection to locations within the City of Sacramento and in the general vicinity of the State Capitol. Consequently, this section will focus primarily on the community surrounding the State Capitol, also known as the Capitol Area.

4.2 COMMUNITY STRUCTURE

The State of California owns the majority of the land within the boundaries of the Capitol Area. The remaining land is owned by the City of Sacramento or privately held. The state-owned land was acquired in the 1960s for the development of a state office complex. The Capitol Area Plan is the official master plan for development of state offices, parking, housing, and retail on the state-owned land within the Capitol Area. The Department of General Services is responsible for implementation of the office and parking components. The Capitol Area Development Authority is responsible for the housing and retail components of the plan.

The City of Sacramento owns and maintains the streets within the Capitol Area. Ownership of the sidewalks and alleys varies by site.

4.3 COMMUNITY ACTIVITIES

The Capitol Area serves as the center of California's state government, with the State Capitol and Capitol Park being the focal point. Because of the concentration of state office buildings in the area, considerable activity relates to the business of the government. In addition, the Sacramento Convention Center and Memorial Auditorium attract visitors for convention, art, and entertainment venues. The State Capitol and Capitol Park, historic Old Sacramento State Park, and Sutter's Fort are year round destinations for tourists and students. Other nearby art and theatrical venues include the Music Circus, Crocker Art Gallery, and an assortment of smaller theaters.

Sacramento, also known as River City, boasts a vast network of waterways including the Sacramento and American Rivers. A great deal of recreational activity is centered around our water resources. The addition of a Triple-A affiliate baseball team, The Sacramento River Cats,

has been well received by the community. A beautiful baseball park has been built in West Sacramento and is a short distance from the State Capitol. Regional shopping in national brand stores is available at the Downtown Plaza.

4.4 COMMUNITY LIFE STYLE

The Capitol Area is a neighborhood of mixed uses, including state offices, housing, and retail. New housing, currently under construction and proposed for future construction, will attract additional residents to the area and infuse the neighborhood with greater round-the-clock activity. Currently, the predominance of state government operations in the area affects the nature of the community, resulting in a city that is different in the day than in the night time. The population, traffic patterns, activities, and security issues are different during the day. As the state employee population leaves at the end of the business day, the area activities shift from business oriented to residential and entertainment oriented.

4.5 COMMUNITY PLANNING OBJECTIVES

The exterior design of the Residence should allow the project to assimilate into the neighborhood while at the same time make a significant statement befitting the Governor and First Family.

5.0 CRITICAL CIRCULATION PATTERNS

5.1 USER FLOW

- The majority of the flow within the site will be the pedestrian movement. While the Governor and First Family will be the primary users, there will also be significant user flow in short, concentrated periods of time during receptions, dinners, and official events. Official entertaining is conducted during regular business hours, in the evening, and on weekends. Events are spread equally between day time and evening hours. This may vary from Governor to Governor depending on family situations and personal preference for entertaining.
- Vehicular movement will be greatly restricted on the site. There will be limited access to ingress and egress at all times, except for those living in the Residence or those having direct business on the premises such as security personnel or other authorized staff. There will be limited access for authorized delivery and waste disposal vehicles. Secure access and parking through a secured entrance to the garage will be required for the Governor, First Family, and dignitaries. Gated vehicular access to the Residence will be at the main entrance for guests.
- Disabled access for official visitors and for movement between and around the buildings must be available.
- Guest parking for large events will be available at nearby state-owned parking garages.

5.2 EQUIPMENT AND MATERIAL TRANSPORT

- Household supplies and waste disposal, tables and chairs, catering, and household furniture will require secure loading dock capabilities.
- Fire equipment and emergency vehicles will require access to all parts of the site at all times.

6.0 INTERIOR ARCHITECTURAL SPACES

6.1 SPACES

- Refer to Section 9.2.

Residence

General note:

The Residence will be divided into four zones:

Entry/reception/formal dining zone – this area can be used for entertaining without any impact upon the other zones.

Family zone – a private living space for the First Family that can be closed off from the other zones when necessary.

Utility/service zone – an area to be used by the Residence and protective services staff.

Office/guest zone – this area includes home offices for both the Governor and spouse along with the guest suites for overnight visitors.

- The entry court is for both pedestrian and auto arrival. This is a secured space. Adjacencies: driveway, walk and entry to the Residence.
- The foyer is the major entry for family and guests directly off the entry court. This should provide a significant volume that introduces the feeling of arrival into a stately home. An adequate coatroom and powder room should relate to this space. In addition to the Residence, this is the entry to the home offices for the Governor and spouse and guest quarters. Adjacencies: main residence, guest suites, home offices, restrooms, and coatroom.
- Restrooms will be available to those individuals in close proximity to the sit-down dining area and patio. These must be adequate to accommodate the number of participants for official events. The women's restroom will contain a lounge. Adjacencies: entry, foyer, sit-down dining.
- Two home offices are for the use of the Governor and spouse with adjoining area for support staff. These offices will have direct access to the entry. Adjacencies: main residence and foyer.

- Two guest suites will each have a sitting room with fireplace, desk area, bedroom, bathroom, and dressing area. These suites will have direct access to the entry. Adjacencies: foyer.
- The master suite will have a fireplace, separate sitting area, and a bath, dressing room, and walk-in closets for the Governor and spouse. The suite should be located away from the public spaces and in a quiet area of the site with a pleasant view. The suite will have easy access from the main entry and the other parts of the house. Adjacencies: residence circulation and other bedrooms.
- The five bedrooms are to be away from the public spaces. At least one of the bedrooms should be adjacent to the master bedroom for use as an infant's room, if the need exists. The other bedrooms should be flexible enough for other use if not utilized by the First Family. Adjacencies: bathrooms, residence circulation, and family room.
- Five bathrooms, including one for general use near the family room and dining areas will serve the needs of the First Family. Three of the bathrooms will each be connected to a bedroom, while two other bedrooms will share the fifth bathroom. Adjacencies: bedrooms and walk-in closets.
- The living room will be used for formal entertaining as well as for family gatherings. This space should accommodate both large and intimate seating arrangements. A fireplace and bar will be provided. This room will have access and views to the family garden and residence grounds. A fireplace should be planned in this space. Adjacencies: residential circulation, study, and formal dining room.
- The library/study is for quiet conversations and reading. This space should have a fireplace and a view to the family garden. Adjacencies: family circulation and living room.
- The reception/formal dining area should be able to accommodate up to 100 people in an elegant setting. The dining area also needs to be designed to allow for more intimate dining, approximately 20 guests. This may be accomplished via design elements such as sliding panels or screens. The dining area will have a serving pantry and view to the patio. Adjacencies: living room and pantry/kitchen.
- The family room is for family use only. This space should be accessible to the kitchen, bathroom, and pool area. This room will provide for an entertainment center, seating area, game area, fireplace, and storage. Adjacencies: family circulation, bathroom, kitchen, exercise room, and pool/cabana.

- The exercise room is for family use only. It should be equipped with a television, stereo, adequate floor space, a mirrored wall, room for exercise equipment, a small refrigerator, and storage for clothing and towels. The exercise room should also have operable windows with a view to the grounds or garden. Adjacencies: family circulation and bathroom.
- The informal dining room (family) is to serve eight people and may have a view of the patio. Adjacencies: family circulation and kitchen.
- The kitchen will be used by the family for daily food preparation and storage. During formal dining activities, part of the kitchen will be used as a preparation, plating, and serving area by the catering services. Adjacencies: family circulation, service area, family room, informal dining, and formal dining.
- A wine storage area will be used by the family for personal wine storage and by catering staff, temporarily, for special events. Part of this area will be separated by a locked section for personal wine storage. Adjacencies: kitchen and service area.
- Storage areas will consist of bulk, supply, and secure storage. Certain storage areas will have access to the loading dock. Adjacencies: kitchen and service area.
- The laundry room will be for family use only. All linens for public functions will be laundered offsite. Adjacencies: family circulation and service area.
- Communications/Electrical & Mechanical will serve the Residence. These systems will be placed where they are accessible from the exterior for service. Flexibility is important for future changes in systems technology. There will be an auxiliary power source for both the reception and family zones. The reception and family zones will be supplied by two independent systems. The public functions will be supplied and controlled by another zone. Adjacencies: service area.
- Residence staff quarters and office will be used by a full time staff person. In addition to general office space, this area should have a small sitting room, bedroom and bathroom. Adjacencies: family area, utility/service area,
- Circulation: vertical circulation will require two elevators in addition to the stairs. Two sets of stairways will be required. There will be limited and secure access from the public areas. Secure circulation will be required from the parking to the main part of the Residence.

Security Issues

The security and safety of the Governor and the First Family is a major consideration in the selection of a site for the Governor's Residence. Due to California's preeminent position as a leader in the world marketplace for ideas, technology, entertainment, and culture, our Governor often entertains national and international leaders in these areas. Ensuring the safety and security of those events is the jurisdiction of the Governor's Protective Detail.

The Governor's Protective Detail reviewed each of the sites considered by the Commission. According to the Governor's Protective Detail, generally, urban sites pose significantly more risks than a residential setting although time spent transporting the Governor on surface streets is also a security concern. Protective service issues include:

- amount of traffic (vehicular, pedestrian, and mass transit);
- ample set back of residence from any public street or public views;
- ability to "look down" or an unrestricted view of the Residence from adjacent buildings, structures, or property;
- distance from the Residence to the State Capitol or to the Sacramento Airport;
- alternative routes to the State Capitol;
- the site can accommodate more than one entrance and exit;
- adequate acreage for the Residence and at least two ancillary buildings;
- immediate emergency services can access the property;
- the site should accommodate fencing and/or walls on its perimeter;
- the site should not be near freeways nor have street parking immediately adjacent to the property; and
- the site must accommodate security personnel and their equipment.

State of the art security systems along with appropriate facilities for the Governor's Protective Detail services staff must be taken into consideration. More detailed information will be supplied to the selected architect to retain confidentiality of security systems.

Ancillary Areas

- Service area will be in the utility area and be accessible for private functions. Adjacencies: Kitchens, staff offices, security offices, laundry, and storage.

- Garage will have a secure entry with parking for 10 cars. It is preferred that the garage be placed under the Residence with stairways and a secured elevator into the family quarters. Adjacencies: Service area, security offices, and family quarters.
- Gardener's Cottage & Storage will house tools and motorized yard equipment. This will include a workbench and locked storage for insecticides and fertilizer. Adjacencies: gardens and service area
- Security Stations will have bullet resistant glass and walls. One officer will occupy this facility at a time. This will house gate controls and electronic surveillance and communication equipment. Adjacencies: Front gate and back gate.
- Pool/Cabana will have an adequate deck for sun bathing and entertaining. The cabana will have a shower, restroom, dressing and pool equipment storage. Adjacencies: private garden and family room.
- Patio will be accessed from the reception/dining area. Adjacencies: reception/dining, storage, and kitchen.
- Public Garden
- Private Garden will be a secure garden for use of the family and guests. Adjacencies: family room, living room, and dining rooms.

6.2 FURNISHING, FIXTURES, AND EQUIPMENT ALLOCATION

Furnishings and fixtures will be a permanent provision of the Residence. Some bedrooms and the Family Room will not contain official furniture as a courtesy to the First Family. This will allow First Families to have furniture in the Residence that is personal and suitable to individual tastes. The entity that will be responsible for the constructing and furnishing of the Residence will need to establish clear guidelines regarding the donation of personal property for use in the Residence. A separate and select committee should be established to review artifacts for compatibility and to determine if they could be appropriately used in the Residence. In other words, if a private citizen would like to donate a piece of art, furniture or other artifacts for use in the Governor's Residence, clear guidelines must be established to assure the review and safekeeping of these items.

6.3 CONVENIENCE, SAFETY, AND SECURITY

- See Section 6.1 Security issues.
- Older adults and school age children will use the facility and may require some special consideration for convenience and safety. This facility needs to be designed for the convenience of the participants while protecting the integrity of the systems, the facility, and the occupants and staff.
- Special security surveillance, equipment, alarms, and locks will be features in this facility.
- Wine storage, storage, and refrigeration need to be alarmed to the security office for equipment failure or/and unauthorized entry.
- Alarm, lighting, and sound systems will be controlled from a master panel. It will use the latest in switching technology.
- Signing should be low to the ground and environmentally sensitive on all walks and buildings.

6.4 AMBIENT ENVIRONMENTAL CRITERIA

Aside from the design requirements of the heating, ventilation, and air conditioning system, care should be taken for noise abatement, if the site is near the light rail system.

6.5 INFORMATION DISPLAYS

Outdoor signage might be used for the following:

- Identification of different species of plants in the public garden area.
- Shipping and receiving areas (identification and directional).
- Photo opportunity areas.
- Secure areas that are off limits to the public.
- Architectural or “green” features of the facility.

6.6 DURABILITY AND MAINTAINABILITY

Materials selected for both the interior and exterior should be of the highest quality available and resilient against wear. Opportunities to integrate green building features in the construction and operation of the Residence should also be considered. The Residence complex should be designed to exemplify the highest standards in architecture and interior design, while maintaining a glorious image for several centuries to come through the use of highly durable materials.

6.7 SPACE PLANS

To be supplied by the architect during the design phase.

7.0 WORKSTATIONS

7.1 WORKSTATION FACILITIES

The following work station arrangements are foreseen for the Governor's Residence:

- Library/Study (Governor)
- 2 home offices (320 sf each – one for Governor; one for spouse)
- Family work station area
- 1 clerical support area (180 sf)
- 2 guest suites with adjoining office areas
- Security office area (500 sf)
- Residence staff quarters and office (1,000 sf)
- Meal preparation area

7.2 WORKSTATION ACTIVITIES

Workstation activities will include those traditionally associated with a home office arrangement, as well as homework/study area and areas that are specific to particular tasks (i.e., food preparation, security).

7.3 WORKSTATION FEATURES

Specific features will be identified during the design phase, however all workstations shall be wired to allow for technology upgrades.

7.4 WORKSTATION LAYOUT

To be determined during the design phase.

8.0 COMMUNICATION AND INFORMATION SYSTEMS

In a facility of this size, access to information and communication resources are essential for effective operation of the Residence complex. Individuals from the Governor's Office, spouse's office, California Highway Patrol (CHP), staff operating governors' residences in other states, electrical consultants, and information technology professionals should be consulted for their concepts and ideas with regard to the design of the systems outlined below.

8.1 COMMUNICATION AND INFORMATION SYSTEM FACILITIES

Internet and Intranet access

- Possible users in private residence include:
- Governor's office (1), spouse's office (1), clerical support area (2), children (0-4), guest suites (2), library/study (1), security office (2)
- Total possible users: 9-13
- Possible users in public space include:
- Residence staff quarters (1-2), residence staff offices (1-2), public museum area (0-5), public museum office (1-2)
- Total possible users: 3-11

Security system

- Most interior and exterior areas should be pre-wired to provide video and/or audio surveillance opportunities for the CHP. The system and equipment will be designed to provide the highest level of security for the First Family, guests, and staff.

Intercom/paging system

- A system allowing the First Family, CHP, and Residence staff to communicate with one another throughout the Residence and grounds is necessary for effective operation of the facility. The system should be designed so that individuals off-site do not have the capability of intercepting transmissions.

Lighting controls

- Sophisticated control systems should be incorporated into the design of the Residence, allowing for the newest lighting technologies. All interior and exterior lights may be controlled by a timer, allowing certain lights to automatically come on at pre-determined times. Each room will have dedicated controls that can be adjusted by the occupants. A master panel in the CHP security office should allow control of all interior and exterior lighting.

Music controls

- Sophisticated control systems should be incorporated into the design of the Residence, allowing for the newest music technologies. All interior and exterior sound systems may be controlled by a timer, allowing certain rooms to have music at pre-determined times. Each room will have dedicated controls that can be adjusted by the occupants. A master panel in the CHP security office should allow control of all interior and exterior music.

Appropriate wiring should be stubbed to every room except storage areas for all of the systems outlined above.

During the electrical plan design phase, consideration should be given to emerging or possible future technologies that may need to be integrated into the Residence after the initial construction is complete. The electrical plan design should attempt to anticipate necessary future construction changes, making them as cost effective and non-disruptive as possible.

8.2 COMMUNICATION AND INFORMATION SYSTEM ACTIVITIES

The Residence complex will be a very active facility, accommodating a wide variety of events and uses during the day and evening. It will be the home of the First Family, as well as where the Governor entertains foreign dignitaries, members of the Legislature, family, friends, and visitors. The most critical information processes at the Residence complex will be related to security. Immediate access to all types of security information (video, audio, Internet, Intranet, etc.) is essential. The CHP's ability to perform its duties could be compromised should a security system fail. Emergency generator(s) should be incorporated into the electrical design plan to allow immediate reinstatement of any system failures. The First Family and Residence staff will have more basic, office-related information requirements. Typical needs would include composing correspondence, creating spreadsheets, accessing the Internet, and sending and retrieving electronic mail.

8.3 COMMUNICATION AND INFORMATION SYSTEM FEATURES

Traditional office furniture and/or modular system furniture would be acquired to accommodate desktop computer systems in both the public and private spaces outlined above. The type of furniture selected would be based on the preference and needs of the user. Modular furniture would most likely be selected for CHP security staff, Residence staff, and clerical support staff, while traditional office furnishings might be selected for the private living areas of the Residence.

It should be expected that an office suite package containing word processing, spreadsheet, graphics, and electronic mail capabilities would be installed on every unit in the Residence complex. Additional, task-specific software packages would be installed based on the needs of users.

9.0 FACILITY SPACE ARRANGEMENTS

9.1 PROPOSED FLOOR PLAN SCHEMES

To be supplied by the architect during the design phase.

9.2 SPACE REQUIREMENTS

Private Residence

Foyer	
Powder Room	
Coat Room	400 Sq Ft
Entry/Lobby for Reception	400 Sq Ft
Public Restrooms	1200 Sq Ft
Master Suite	
Baths	
Dressing Rooms	
Sitting Area	1100 Sq Ft
Five Bedrooms	1300 Sq Ft
Five Bathrooms	600 Sq Ft
Two Guest Suites	
Sitting Room/office (connecting)	1200 Sq Ft
Living Room	800 Sq Ft
Family Room	500 Sq Ft
Exercise Room	200 Sq Ft
Library/Study	220 Sq Ft
Informal Dining (family)	200 Sq Ft
Reception/Formal Dining (100 Guests)	1500 Sq Ft
Kitchen	500 Sq Ft
Storage Areas	
Supply	
Bulk	
Secured	650 Sq Ft
Security	
Office Area (500 Sq Ft)	750 Sq Ft
Residence Staff Quarters and Office	1000 Sq Ft
Laundry/cleaning/maid supplies	200 Sq Ft
Communication/Elect & Mechanical	120 Sq Ft

2 Offices	
Offices: 320 Sq Ft	
Clerical Support Area: 180 Sq Ft	820 Sq Ft
Subtotal	13,660 Sq Ft
Circulation	
Horizontal (30%)	4000 Sq Ft
Vertical (15%)	<u>2000 Sq Ft</u>
Total Private Residence	19,160 Sq Ft

Ancillary Areas

Garage	3000 Sq Ft
Gardener's Cottage and Storage	300 Sq Ft
Guard Station	80 Sq Ft
General Storage	200 Sq Ft
Pool/Cabana	<u>200 Sq Ft</u>
Total Ancillary	3780 Sq Ft

Patio/ Outdoor Kitchen	3000 Sq Ft
Public Garden	3000 Sq Ft
Private Garden	<u>3000 Sq Ft</u>
Outdoor Space	9000 Sq Ft

9.3 FACILITY MANAGEMENT SCHEME

The management of the Governor's Residence would be administered by the Department of General Services (DGS) in consultation with the Foundation. A full-time Residence Manager to oversee the operational aspects of the Residence would reside on-site. Housekeeping, maintenance, and grounds care would be provided by the DGS.

The Residence Manager would be responsible for: day to day operational functions of the Residence; coordination of Residence activities such as public and private events; maintenance activities; assisting the First Family while in residence; processing of Residence accounts payable; inventory of the Residence and personal possessions of the First Family; oversight and supervision of the Residence staff and other duties as requested by the First Family.

The Foundation would be responsible for the acquisitions of the furnishings, artwork, appliances, and items associated with any official entertaining or duties of the Office of the Governor. The First Family may choose to furnish their personal bedrooms and family room; however, any furnishings that were acquired by the Foundation will be held in storage by the DGS and will be returned to the Residence.

9.4 ALTERATION EXPECTANCIES

Changing administrations will mean the “users” of the private Residence will be evolving. The First Family may want to make minor alterations to the Residence to make it more reflective of their lifestyle. The design of the Residence should attempt to anticipate such alterations. Any interior changes should be easy to incorporate into the design, with minimal investment of both time and expense.

10.0 FACILITY DESIGN IMAGE

10.1 FORM AND STRUCTURE

The form and structure will respect the urban nature of the site and surroundings. The residential portion will reflect the scale and design quality of a large stately home. Regarding the larger public space, care should be taken so as not to over power the scale of the Residence. The building will have structural systems that will allow for future wall relocation. There should be enough space between the structures and the streets, to allow the structures to sit sensitively within landscaped grounds. Those residing within the Residence should be able to view the surroundings through a garden with a canopy of trees. Those viewing the structure from the street should have a filtered view through the garden and trees.

10.2 EXTERIOR DESIGN IMAGES

Based on the location in the Capitol Area, the image should reflect the civic nature of that location while preserving the quality of a sensitively designed home and public space. The very nature of the City of Sacramento has developed a design vocabulary throughout its history. It is a city with warm summers cooled and softened by the shadows and shade of many large trees. It is a city of older homes with entrances elevated above the old yearly flood plain. This sets a parameter that should include strong/bold bases and facades with deep shadows. The exterior materials demand a feeling of permanence but retain an inviting presence for the users and visitors.

10.3 INTERIOR DESIGN IMAGES

Special attention will be given to the appropriate volume and quality of light for each space. The interior material depends on the use and is described in section 6.0 Interior Architectural Spaces.

10.4 CONCEPT JUSTIFICATIONS

This project must reflect the stature of the wealth and the power of the People of California. It must say to all that the State of California is proud of the elected leader of this State and has provided the Governor with an appropriate domicile. The design will be a showpiece for Sacramento and the State of California.

11.0 FACILITY SITE PLAN

11.1 SITE REQUIREMENTS

In general, most tree-covered sites in Sacramento are subject to long periods of dampness and mold on the north side of the structures. Care must be taken regarding swimming pool, outdoor recreation areas, and walks as they should receive some sunlight during the day so they will remain dry. Heavy rainfall in relatively short periods of time is common to this area: therefore, special care should be taken to assure that drainage is well controlled. (refer to 1.5)

11.2 AREA IMPACT

The very nature of the project will bring activities during the day and evening hours that do not normally take place in a day-time area of the city that is predominately state offices. This includes increase in pedestrian and auto traffic. Evidence of heightened security will happen in and around the site.

11.3 SERVICES IMPACT

All existing services are in place. (Refer to 1.5) It is anticipated that the capacity of these services will be increased to accommodate the expanded need. (to be completed after site selection.)

11.4 SITE PLANS

The site planning is one of the most critical parts of this project. (to be completed after final site selection) Do to the nature of these structures, siting of this facility should be in the center of the site in order to leave open space around the buildings for landscaping and security. Adequate landscape space should be provided for private outdoor activities as well as for larger public functions. Service areas and the small amount of parking on the site should be well screened from public view.

12.0 COMMUNITY MASTER PLAN

12.1 COMMUNITY SERVICES

- Utilities (electricity, phone, communication, steam, water, fire suppression water, drainage and sewer) are available within the Capitol Area.
- Trash and garbage disposal is handled by the city of Sacramento.
- Fire and emergency services are handled by the city. The nearest fire station is located at 7th and Q Street.
- Public safety and protective service is the responsibility of the California Highway Patrol. There is a joint agreement with the city police and county sheriff for additional staff when needed.

12.2 COMMUNITY FACILITIES

- City parks and Capitol Park are available in the vicinity of the site; however, few provide facilities for active recreation (i.e., barbecuing, sporting events, playgrounds).
- Hotels and restaurants are abundant in and about the area. A new hotel at 13th and J Street will be completed in July 2001.
- Commercial shopping including a mall at 4th and K Street is in the vicinity. There are no grocery stores within the vicinity except for some small convenience stores.
- A recently expanded convention center is at 13th and K Streets.

12.3 CHANGING COMMUNITY REQUIREMENTS

This project should have little impact on community services except for small amounts of night time activity and traffic during evening events. Street patterns will remain unchanged except for additional limited use driveways on three sides of the site. The design and intended use does not increase the number of full-time residents by more than one family and their staff; therefore, no major impacts are anticipated on city facilities and services such as public schools.

(revisit after site selection)

12.4 OUTDOOR SPACE

Landscaping around the complex will incorporate plant material and trees that are endemic to the Sacramento area. Existing trees around the perimeter of the site will be protected and utilized in visual screening. Using landscaping as a visual screening is a vital part of the total design. This will assist in lessening any concerns over the limited visual impacts for the Governor's family as well as neighboring landowners and residents.

12.5 MASTER PLAN RECOMMENDATIONS

Even though there may be some future interior remodeling, there are no plans for major expansion (change in footprint) after the completion of the complex. Future developments in the technological support requirements need to be considered in the plans for infrastructure support, particularly in the area of communication.